

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting, June 4, 2020**  
**8:00 p.m.**

A. CALL TO ORDER BY CHAIR

The teleconferenced meeting was called to order at 8:00 p.m.

Members Present: Mike Walter, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: Deena McIntosh and Doni McLennan

Others Present via Telephone: John Enos (Carlisle/Wortman)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by Kolon with a second by Daubner to approve the agenda as written.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. ~~McLennan: aye.~~ Seefeld: aye. Walter: aye. McLennan: Absent. McIntosh: Absent. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Daubner with a second by Kolon to approve the minutes of the May 7<sup>th</sup> meeting as written.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. ~~McLennan: aye.~~ Seefeld: aye. Walter: aye. McLennan: Absent. McIntosh: Absent. Motion carried.

D. DOAN PROJECT UPDATES

Enos: I contacted Todd Pascoe, the Doan engineer, and they are still pursuing state approvals. With everything going on right now, things are moving slower, but they are hoping to have an answer in July. I don't know if they will begin construction this year, but the hope is that they will. I will keep you updated.

E. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There are no comments at this time.

F. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter: I was contacted by someone who lives in Arizona that wants to park their RV on their child's property for the summer. I informed them that our ordinances are clear that that is not

allowed. I let them know there is an approved project for an RV park in the township. I wanted to let you all know that there has been a request, just in case it comes up again.

Enos: This issue can be a slippery slope, especially in terms of enforcement. It is complaint driven and something we need to watch.

## II. Report of Township Board Representative

There was discussion of the Township Board meeting. Minutes of the meeting were distributed.

## III. Report of Zoning Board of Appeals

Walter: The variance request from Nancy Flint for a garage to be built within the setback has been withdrawn.

## IV. Report of Planning Consultant

There are no comments at this time.

## V. Reports of Committees

### i. SWWCOG

There has not been a meeting.

### ii. Joint Planning Commission

Walter: There was supposed to be a meeting tonight, but it will be rescheduled for a later date.

## VI. Correspondence

There is no correspondence at this time.

## G. UNFINISHED BUSINESS

### I. Wedding/Event Barns

Enos: The attorneys were pleased with the language we have crafted. We want to support agricultural tourism, such as hayrides and corn mazes, on farming property. It will be a conditional use, so the applicant will have to come to us with a site plan and we'll have a public hearing. A requirement is that the use has to be part of a large scale agricultural property. This language does not allow event barns, as we do not have to allow them and they have the potential for lots of problems.

Daubner: The language is very well-worded.

Enos: The attorneys were not big fans of event barns, but if the board wishes to see them we can craft (most likely strict) language to permit them in a way everyone is comfortable with. My impression was that ag-tourism was wanted, but not event barns.

Walter: If event barns were to be permitted in commercial zoning only, farmers with agricultural zoning could request a rezoning.

Enos: That would cause an issue with spot zoning. Look over the language and think about what you would like to see. John, please ask the board if they would like event barns to be permitted in the township.

II. Short-Term Rentals

Enos: The attorneys like the language but are not fond of the 30 day minimum. Instead, we could implement strict requirements and require a site plan and public hearing for a short-term rental. While we cannot limit the time of the rental, we can regulate parking, notification of neighbors, a capacity of no more than five, and no partying.

Kolon: The board specifically asked us to have short-term rental language with a 30 day minimum, though I don't understand why we need the language at all. The only issue we've had is AshKay Island and an ordinance will not fix that.

Enos: It is silly to think we can write an ordinance now to address an existing issue. Continued application of our ordinances is the solution. This ordinance will not help the island situation but it will help us be proactive and prevent future problems for people who want to rent out homes for a party weekend. John, please ask the board about this as well.

Seefeld: Sounds good.

H. NEW BUSINESS

I. Second Homes/Tiny Houses

Enos: I will have updates for you in July.

I. COMMENTS FROM COMMISSIONERS

Enos: I do some work with Grass Lake, and they have informed me that they will be having zoom/phone meetings for the rest of the year.

Walter: We are hoping to resume face-to-face meetings in July. I will talk to Danell about video calling applications in case we cannot.

J. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There are no comments at this time.

NEXT MEETING: *Regular Meeting – Thursday 7/9/2020 8:00 p.m.*

K. ADJOURNMENT

A motion was made by Daubner with a second by Thompson to adjourn the meeting. Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. ~~McLennan: aye.~~ Seefeld: aye. Walter: aye. McLennan: Absent. McIntosh: Absent. Motion carried.

8:55 p.m.

X Annelise Baron  
Recording ~~Secretary~~ Secretary  
\* Debra Mills  
Secretary